

WATER/WASTEWATER IMPACT FEES:
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule II then in effect on the date the building permit is issued, or on the connection date to the municipal water and/or wastewater system.

BUILDING PERMITS:
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks or paving improvements; and approval is first obtained from the City of Fort Worth.

UTILITY EASEMENTS:
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

SITE DRAINAGE STUDY:
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required, along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

SIDEWALKS:
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

FLOODPLAIN RESTRICTION:
"No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party (ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed."

FLOOD-PLAIN/DRAINAGEWAY: MAINTENANCE
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the flood-plain easement line as shown on the plat.

CONSTRUCTION PROHIBITED OVER EASEMENTS:
No permanent building or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

COVENANTS OR RESTRICTIONS ARE UNALTERED:
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

PRIVATE MAINTENANCE:
The city of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

PARKWAY PERMIT:
Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

TRANSPORTATION IMPACT FEES:
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based on Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED:
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

PRIVATE COMMON AREAS AND FACILITIES:
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but are not limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscape areas and open spaces; water and wastewater distribution facilities; and recreation/clubhouse/exercise/buildings and facilities.
The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

ISWM Relief Note:
Any land disturbance of 1 acre or more will require a Final Storm Water Management Plan (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth."

P.R.V.'S REQUIRED NOTE:
Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

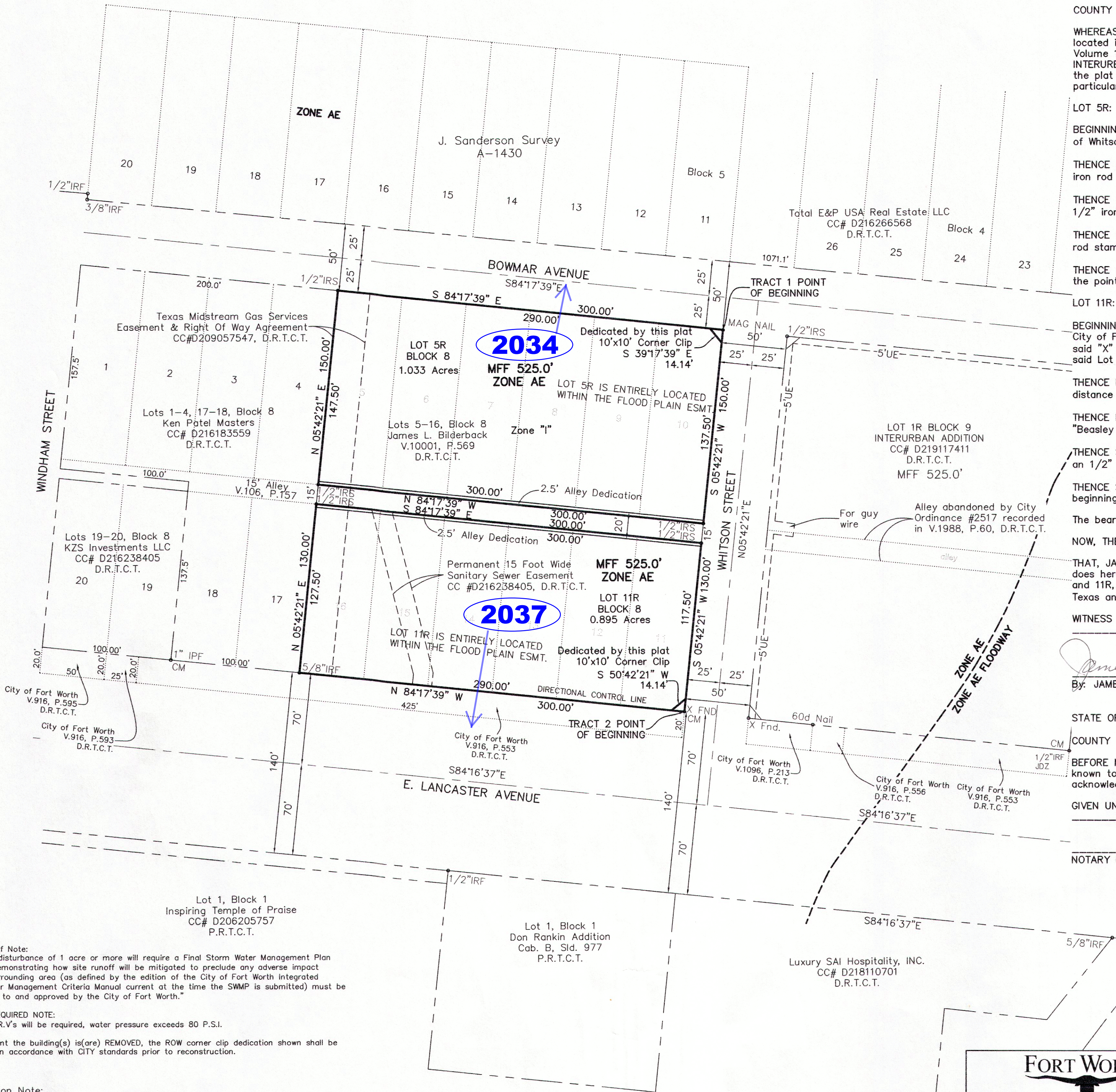
In the event the building(s) is(are) REMOVED, the ROW corner clip dedication shown shall be observed in accordance with CITY standards prior to reconstruction.

Abbreviation Note:
IRF - Iron Rod Found.
IRS - Iron Rod Set, stamped
"Beasley RPLS 6066".
CM - Central Monument
PK - PK Nail w/ shiner
MFF - Minimum Finished Floor

The subject property is graphically located in SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equal or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood, according to the National Flood Insurance Program Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 48439C0310L, Community-Panel No. 480596 0310 L, dated March 21, 2019.

Basis of Bearings: NAD83 Texas North Central Zone.
Grid scale factor: 0.99986708139

0 50 100 150
SCALE 1"=50'



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, James L. Bilderback is the sole owner of all that certain tract, parcel, or lot of land located in the J. Sanderson Survey, Abstract No. 1430, County of Tarrant, Texas, recorded in Volume 10001, Page 569, Deed Records, Tarrant County, Texas, being Lots 5 thru 16, Block 8, INTERURBAN ADDITION, 3rd. FILING, to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 106, Page 157, Plat Records, Tarrant County, Texas and being more particularly described as follows:

LOT 5R:

BEGINNING at a MAG nail found at the northeast corner of said Lot 10 and lying in the west line of Whitson Street (a 50 foot wide Right-Of-Way) according to said Interurban Addition;

THENCE S05°42'21"W, along the east line of said Lot 10, a distance of 150.00 feet to an 1/2" iron rod stamped "Beasley RPLS 6066" set at the southeast corner of said Lot 10;

THENCE N84°17'39"W, along the south lines of said Lots 5 thru 10, a distance of 300.00 feet an 1/2" iron rod stamped "Beasley RPLS 6066" set at the southwest corner of said Lot 5;

THENCE N05°42'21"E, along the west line of said Lot 5, a distance of 150.00 feet an 1/2" iron rod stamped "Beasley RPLS 6066" set at the northwest corner of said Lot 5;

THENCE S84°17'39"E, along the north lines of said Lots 5 thru 10, a distance of 300.00 feet to the point of beginning, containing 1.033 acres of land.

LOT 11R:

BEGINNING at a "X" found at the northeast corner of a tract of land described in the deed to the City of Fort Worth, recorded in Volume 916, Page 553, Deed Records, Tarrant County, Texas, said "X" found being the southeast corner of said Bilderback tract and lying in the east line of said Lot 11;

THENCE N84°17'39"W, along the common line of said City of Fort Worth and Bilderback tracts, a distance of 300.00 feet to a 5/8" iron rod found lying in the west line of said Lot 16;

THENCE N05°42'21"E, along said west line, a distance of 130.00 feet to an 1/2" iron rod stamped "Beasley RPLS 6066" set at the northwest corner of said Lot 16;

THENCE S84°17'39"E, along the north lines of said Lots 11 thru 16, a distance of 300.00 feet to an 1/2" iron rod stamped "Beasley RPLS 6066" set at the northeast corner of said Lot 11;

THENCE S05°42'21"W, along said Lot 11 east line, a distance of 130.00 feet to the point of beginning, containing 0.895 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, JAMES L. BILDERBACK, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as LOT 5R and 11R, BLOCK 8, INTERURBAN ADDITION, 3rd. FILING, to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this the 5 day of September, 2019.

By: James L. Bilderback
JAMES L. BILDERBACK

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared James L. Bilderback, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

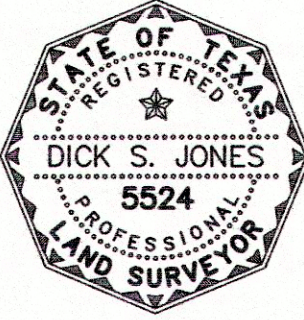
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 5 day of September, 2019.

NOTARY PUBLIC TARRANT COUNTY, TEXAS

DICK S. JONES
Notary Public State of Texas
My Commission# 10740532
My Comm. Exp. Jan. 31, 2021

This is to Certify that I, Dick S. Jones, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066". Irons that are damaged, disturbed, or not so marked are not original.

Dick S. Jones
Registered Professional
Land Surveyor No. 5524



FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
This plat is valid only if recorded within ninety (90) days after date of approval.
Plat Approval Date: Sept. 27, 2019
By: Donald R. Boren
Chairman
By: Mary Elliott
Secretary

Land Use Table:
2 Commercial Lots - 1.928 acres.

Purpose of this plat is to combine 12 lots into 2 buildable lots. Zoning - I, light industrial.

OWNER & DEVELOPER:
JAMES L. BILDERBACK
6105 RIDGEWOOD LANE
COLLEYVILLE, TEXAS 76034
PH: (817) 899-5922
EMAIL: bilderbackranch@gmail.com

SURVEYOR:
HERBERT S. BEASLEY LAND SURVEYORS L.P.
P.O. BOX 8873
FORT WORTH, TEXAS, 76124
PH: 817-429-0194
EMAIL: hsbeasley@msn.com

LAND SURVEYORS L.P.

• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
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hsbeasley@msn.com

HERBERT S. BEASLEY

P. O. BOX 8873
FORT WORTH, TEXAS 76124

FINAL PLAT
LOT 5R and 11R. BLOCK 8
INTERURBAN ADDITION. 3rd. FILING
to the City of Fort Worth.
Tarrant County, Texas.
Being a Replat of Lots 5 thru 16, Block 8, INTERURBAN ADDITION, 3rd. FILING, to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 106, Page 157, Plat Records Tarrant County, Texas.

PREPARED MAY 2019

FS-19-090
1.928 ACRES

FINAL PLAT CASE # FS-19-090
THIS MAP FILED IN INSTRUMENT NO. D219221533 DATE 09/24/19

Interurban 8-5R FP.dwg